

St. Cloud City Council Regular Meeting
Thursday, June 11, 2026
City Hall - Council Chambers
1300 9th Street
6:30 PM
Agenda

Welcome to our Council meeting. In the interest of time efficiency and ensuring that everyone who wishes to address the Council is given the opportunity to do so, the following will apply to all comments made by the public. Each speaker shall be allotted 3 minutes to address the Council, unless such time is extended by the Mayor or by questions from Council. Groups shall designate a spokesperson to avoid repetition of comments. Every effort will be made to avoid interrupting speakers. Thank you for participating in your City Government.

I. Call to Order

II. Invocation

III. Pledge of Allegiance

IV. Roll Call

- Mayor Chris Robertson
- Deputy Mayor Ken Gilbert
- Council Member Jennifer A. Paul
- Council Member Kolby Urban
- Council Member Shawn Fletcher

V. Agenda Update

To include continued or add-on items, corrections, and/or deletions of existing items as submitted by the City Manager.

VI. Presentations

- Presentation of Employee of the Month for the Month of June to Keith A. Sabisch

VII. Consent Agenda

The next portion of tonight's meeting is the consent agenda which contains items that have been determined to be routine and non-controversial. If anyone in the audience wishes to address a particular item on the consent agenda, now is the opportunity for you to do so. Additionally, if staff or members of the City Council wish to speak on a consent item, they have the same opportunity.

1. Resolution No. 2026-029R, a resolution of the City Council of the City of St. Cloud, Florida, approving the first amendment to the Roan Bridge Tri-Party Agreement with Osceola County and Roan Bridge Properties, LLC. for the design, permitting, and construction of the framework streets and off-site improvements, and right-of-way dedication on Fertic Road, Orange Avenue, and Old Hickory Tree Road, and the redesign of Old Hickory Tree Road; providing for mobility fee credits and

authorizing the Mayor to execute the agreement; and providing an effective date.

COST: The City agrees to provide up to \$16,454,258.82 in mobility fee credits for the framework roadway improvements on Orange Avenue and Fertic Road, right-of-way dedication of Orange Avenue, Fertic Road, and Old Hickory Tree Road, and signalization on Nolte Road intersections on Orange Avenue and Old Hickory Tree Road.

This item is to authorize the Mayor to execute a Tri-Party Agreement between Osceola County, Roan Bridge Properties, LLC, and the City of St. Cloud. These properties are currently inside City limits.

If approved by City Council, the agreement will be sent to Osceola County BCC for their approval.

2. Resolution No. 2026-059R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the utilization of the Sourcewell Contract No. 120324, which is reasonable and otherwise in the best interest of the City of St. Cloud, whose subject matter is Plastic Refuse and Recycling Containers with Related Technology Solutions, providing for the award thereof to Rehrig Pacific Company and providing an effective date.

COST: Undetermined at this time as services are provided on an “as-needed” basis. The contract will be utilized by the Public Works Department for the purchase of plastic refuse and recycling containers with related technology solutions on an as-needed basis, from various approved and budgeted projects and expenditure accounts throughout the fiscal year.

This item is to approve the purchase of plastic refuse and recycling containers from Rehrig Pacific Company.

3. Resolution No. 2026-048R, a resolution of the City Council of the City of St. Cloud, Florida, amending the schedule of fees and charges pursuant to part II City Code, Chapter 10 - Buildings and Building Regulations, Section 10-3 - Permit and Permit Fee required and amending part III of the Land Development Code, Chapter 1 - General Provision, Administration, and Boards and Commissions, 1.2.8 - Fees and Charges; repealing all resolutions in conflict and providing an effective date.

COST: No cost associated with this item.

This item is to amend the schedule of fees in accordance with House Bill 803, the Building Department will eliminate valuation-based permit fees and instead assess fees using either a flat rate or a square footage methodology. Permit fees for Commercial New Construction, Commercial Additions, and Multi-Family will be calculated using a newly established commercial square footage fee table. A dedicated square footage-based fee table has been developed for applicable commercial permit types. Private provider discounts will be revised to provide a 25% discount for a single service and a 50% discount when both services are utilized. All changes will take effect on July 1, 2026.

4. Resolution No. 2026-070R, a resolution of the City Council of the City of St. Cloud, Florida, approving two Perpetual Maintenance Agreements for cemetery plots located at Mount Peace Cemetery; authorizing the City Manager to execute the

agreements; and providing for an effective date.

COST: No cost associated with this item.

This item is to approve two Perpetual Maintenance agreements between the City of St. Cloud and Augusta Odom for cemetery plots located within Mount Peace Cemetery. The two agreements provide limited policy exceptions for the Odom family for Lots 55 and 56 of section L, only.

5. Resolution No. 2026-073R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the City Manager to enter into a task authorization to the agreement for Project Management Services with Skanska SIS Group dba Skanska USA Building, Inc. for Hopkins Park Community Center-Construction, and providing an effective date.

COST: up to \$247,525.00

This item is to approve a task authorization with Skanska SIS Group dba Skanska USA Building, Inc. for project management services for the construction of the Hopkins Park Community Center.

6. Resolution No. 2026-074R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing participation in the Osceola County HOME Investment Partnership Program consortium for federal fiscal years 2027–2029; authorizing the execution of a consortium agreement with Osceola County; authorizing the Mayor to execute all necessary documents; and providing an effective date.

COST: No cost associated with this item.

This item is to approve the execution of a HOME Investment Partnership Program consortium agreement with Osceola County for federal fiscal years 2027-2029.

7. Resolution No. 2026-076R, a resolution of the City Council of the City of St. Cloud, Florida, approving the execution and delivery of a quit claim deed for certain real property from the City of St. Cloud to Progress Development Holding, LLC and authorizing the Mayor to execute the quit claim deed and providing an effective date.

COST: no cost associated with this item.

This item is to approve a quit claim deed for Tracts 6 & 8A in the Stevens Plantation DSD.

8. Resolution No. 2026-080R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the City Manager to enter into a Cooperative Endeavor Agreement on behalf of the City of St. Cloud, Florida, with the Building Empowerment Chamber of Commerce, for the purposes of providing economic & business development.

COST: The City agrees to pay BECC \$10,000.00 from the general fund.

This item is to authorize the City Manager to execute a Cooperative Endeavor Agreement between the Building Empowerment Chamber of Commerce and the City of St. Cloud.

9. Resolution No. 2026-082R, a resolution of the City Council of the City of St. Cloud,

Florida, authorizing the Mayor to accept an exclusive sign construction and maintenance easement from CVL, LLC to have and to hold for all uses traditionally made of an exclusive sign construction and maintenance easement.

COST: The City agrees to provide \$10.00 for the rights to the easement.

This item is to authorize the Mayor to accept a exclusive construction and maintenance easement between CVL, LLC, and the City of St. Cloud. This easement is currently inside city limits.

10. Resolution No. 2026-083R, a resolution of the City Council of the City of St. Cloud, Florida, approving a loan, known as (the "Local Government Area of Opportunity Loan"), for Madison Grove II, LLC, in the amount of \$460,000 to fund the development of an affordable elderly apartment project in the City of St. Cloud; repealing and replacing Resolution 2025-059R and providing an effective date.

COST: The City agrees to provide a loan amount of \$460,000.00 towards the Madison Grove II project to support its application for low-income housing tax credits from FHFC; in the event it is selected to move forward during the current year's selection process.

This item is to approve the Mayor and/or City Manager to complete all acts necessary and appropriate to complete the loan transaction between Madison Grove II, LLC, and the City of St. Cloud. This property is currently inside the City limits.

11. Resolution No. 2026-084R, a resolution of the City Council of the City of St. Cloud, Florida, approving an Amendment to the Agreement dated March 16, 2026, between the City of St. Cloud and In Depth, Inc. for Construction and Skilled Trade Services – Marine Dock Repair, and providing an effective date.

COST: Undetermined at this time as services are provided on an “as-needed” basis. This contract will be utilized by various departments on an as-needed basis from approved and budgeted expenditure accounts.

This item is to approve an amendment to the agreement with In Depth, Inc. for Construction and Skilled Trade Services – Marine Dock Repair.

12. Resolution No. 2026-075R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the City Manager to enter into a task authorization to the contract and agreement for Construction and Skilled Trade Services – Marine Dock Repair with In Depth, Inc. dated March 16, 2026 for Lakefront Park Marina Floating Dock Replacement, and any amendments thereto, and providing an effective date.

COST: up to \$281,207.65

This item is to approve a task authorization with In Depth, Inc. for Lakefront Park Marina Floating Dock Replacement.

13. Request City Council’s approval of a Preliminary Subdivision Plan for 16 Nolte Lot 5, Project #PSP25-00011.

COST: No cost associated with this item.

This item is to approve the Preliminary Subdivision Plan for 16 Nolte Lot 5, which established three commercial development tracks on approximately +/-

2.34 acres of land, generally located north of Nolte Road, east of Kyrst Run, south of Harpdyn Lane, and west of Wyxon Way.

14. Request City Council's approval of a Preliminary Subdivision Plan for BSRO St. Cloud, PROJECT # PSP25-00007.

COST: No cost associated with this item.

This item is to approve the Preliminary Subdivision Plan for BSRO St. Cloud, which establishes three commercial development tracks and a stormwater pond track on approximately +/- 3.24 acres of land, generally located north of East 17th Street, east of Orange Avenue, south of East 13th Street, and west of River Road.

15. Request Council's approval of the ratification of the appointment to Seat # 5, on the Fire and Police Pension Board.

COST: No cost associated with this item.

This item is for the ratification of Seat # 5 on the Fire and Police Pension Board.

16. Request Council's approval of a Proclamation in recognition of National Parks and Recreation Month.

17. Request Council's approval of the minutes from March 3, 2026 / Workshop and April 9, 2026 / Regular Meeting

VIII. Citizens Forum

Any person who desires to comment on any item not on this agenda is provided this opportunity to address the City Council. Each person is requested to complete a sign-in form to be provided to the presiding officer prior to, or as soon as is practical thereafter, the person addresses the Council.

IX. Public Hearings

1. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2026-26**, an ordinance of the City Council of the City of St. Cloud, amending Chapter 38 "Streets, Sidewalks and Other Public Places" to create new section 38-6 "Permit Required for Using Public Property for Compensation or Consideration"; providing for conflict, severability, administrative correction, codification, publication and effective date.
ACTION ON ORDINANCE NO.2026-26

X. Council Action

1. Discussion and possible action regarding an appointment to the vacancy for the Fire and Police Pension Board.

XI. First Readings and Introduction

The next items on the agenda are Ordinances before the Council for First Reading and Introduction for the sole purpose of the Council to authorize the publication of the ordinance for a final hearing. The Council will not take final action on the item tonight.

Full presentations and public input on the ordinances will occur at the Final Hearing at which the Council will consider final action.

1. First Reading and Introduction for Ordinance No. 2026-24, an ordinance of the City Council of the City of St. Cloud, Florida, providing for the Zoning Amendment of the Zoning Map of the Land Development Code of the City of St. Cloud, Florida, specifically changing the zoning designation of approximately +/- 7.17 acres identified as Nova Road Outparcels, Project #ZMA25-00022, from “CCC” Community Center Core (County) to “CCC” Community Center Core (City), generally located north of East Irlo Bronson Memorial Highway, east of Nova Road, south of Wondrous Place, and west of Bradley Drive, providing for entering the designation on the official Zoning Map, filing of the Planning Commission recommendation and proof of publication, severability, and effective date. (Above is full title) (Final Public Hearing will be heard on July 16, 2026) Action on Ordinance No. 2026-24 (This is a Quasi-Judicial proceeding)
2. First Reading and Introduction for Ordinance No. 2026-25, an ordinance of the City Council of the City of St. Cloud, Florida, providing for the Zoning Amendment of the Zoning Map of the Land Development Code of the City of St. Cloud, Florida, specifically changing the zoning designation of approximately +/- 27.26 acres identified as Stephanie Leigh Rothstein Memorial Park Additional Parcels, Project #ZMA25-00023, from "A" Agriculture to "OR" Open Space/Recreational, generally located north of Barina Street, east of Missouri Avenue, south of Sky Lakes Drive, and west of South Indiana Avenue providing for entering the designation on the official Zoning Map, filing of the Planning Commission recommendation and proof of publication, severability, and effective date. (Above is full title) (Final Public Hearing will be heard on July 16, 2026) Action on Ordinance No. 2026-25 (This is a Quasi-Judicial proceeding)
3. First Reading and Introduction of Ordinance No. 2026-28, an ordinance of the City Council of the City of St. Cloud amending Chapter 30 "Parks and Recreation" Article I "In General" Section 30-9 "Smoking Prohibited" to further define smoking and add the Lake Front as an area where smoking as defined is prohibited providing for conflict, severability, administrative correction, codification, publication, and effective date. (Above is full title) (Final Public Hearing will be heard on July 16, 2026) Action on Ordinance No. 2026-28
4. First Reading and Introduction for Ordinance No. 2026-29, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a Future Land Use designation to approximately +/- 46.11 acres identified as Public Safety Complex, Project #CPA26-00007, generally located north of Nolte Road, east of Budinger Avenue, south of Julianna Court, and west of Canoe Creek Road; from Mixed Use to institutional providing for amending the Official Future Land Use Map of the Comprehensive Plan, filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, copies on file and effective date. (Above is full title) (Final Public Hearing will be heard on July 16, 2026) Action on

Ordinance No. 2026-29

5. First Reading and Introduction for Ordinance No. 2026-30, an ordinance of the City Council of the City of St. Cloud, Florida, providing for the Zoning Amendment of the Zoning Map of the Land Development Code of the City of St. Cloud, Florida, specifically changing the zoning designation of approximately +/- 46.11 acres identified as Public Safety Complex, Project #ZMA26-00006, from "MIX" Mixed-Use to "P" Professional, generally located north of Nolte Road, east of Budinger Avenue, south of Julianna Court, and west of Canoe Creek Road, providing for entering the designation on the official Zoning Map, filing of the Planning Commission recommendation and proof of publication, severability, and effective date. (Above is full title) (Final Public Hearing will be heard on July 16, 2026) Action on Ordinance No. 2026-30 (This is a Quasi-Judicial proceeding)
6. First Reading and Introduction for Ordinance No. 2026-32, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a Future Land Use designation to approximately +/- 27.26 acres identified as Stephanie Leigh Rothstein Memorial Park, Project #CPA26-00005, generally located north of Barina Street, east of Missouri Avenue, south of Sky Lakes Drive, and west of South Indiana Avenue, from Employment and Institutional to Park/Open Space providing for amending the official Future Land Use Map of the Comprehensive Plan, filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, copies on file and effective date. (Above is full title) (Final Public Hearing will be heard on July 16, 2026) Action on Ordinance No. 2026-32

XII. City Attorney

XIII. City Manager

XIV. Mayor and Council Members

XV. Information Section and Report Section

- Friday, June 12, 2026 – Veteran’s Council Meeting – 1:00 p.m., City Hall

Monday, June 15, 2026 – Special City Council Meeting – 2:30 p.m., City Hall, Council Chambers

Monday, June 15, 2026 – City Council Workshop – immediately following the Special Council Meeting, City Hall, Council Chambers

Friday, June 19, 2026 – City Offices closed in observance of Juneteenth

Friday, July 3, 2026 – City Offices closed in observance of 4th of July

Friday, July 10, 2026 – Veteran’s Council Meeting – 1:00 p.m., City Hall

Thursday, July 16, 2026 – City Council Meeting – 6:30 p.m., City Hall, Council Chambers

- Community Redevelopment Agency Minutes February 5, 2026
- Community Redevelopment Agency Minutes April 2, 2026
- Economic Development Advisory Committee Minutes April 7, 2026

Reports:

Warrant List # 8 FY26

XVI. Adjournment

If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, such person will need a record of the proceedings and that, for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based, and which record is not provided by the City of St. Cloud. (FS 286.0105) In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the Secretary/Clerk of the Committee/Board (listed below), with a written request at least 48 hours prior to the meeting. (FS 286.26) City Clerk Ivy Llauro, 1300 9th Street, St. Cloud, FL. Phone 407-957-7300